

judgment foreclosing all rights of redemption is set aside, the amount required to redeem the property includes certain costs incurred with respect to development of property; limiting the ~~recovery of a petitioner who files~~ damages in an action to reopen a judgment or recover damages on certain grounds with respect to abandoned property in Baltimore City to the fair market value of the property at the time of sale; providing that certain final judgments of foreclosure for certain abandoned property in Baltimore City are void under certain circumstances; and generally relating to tax sales of certain abandoned property in Baltimore City.

BY repealing and reenacting, with amendments,

Article - Tax - Property

Section 14-817(c), 14-818(a), 14-820, 14-824, 14-833(c) and (d), 14-835(a), 14-843(b), 14-844(e), 14-845, and 14-847(d)

Annotated Code of Maryland

(1994 Replacement Volume and 1999 Supplement)

SECTION 1. BE IT ENACTED BY THE GENERAL ASSEMBLY OF MARYLAND, That the Laws of Maryland read as follows:

Article - Tax - Property

14-817.

(c) (1) In Baltimore City, ABANDONED PROPERTY CONSISTING OF EITHER A VACANT LOT OR IMPROVED property cited as vacant and [abandoned] UNFIT FOR HABITATION on a housing or building violation notice may be sold for a sum less than the total amount of:

(i) all taxes on the property that are certified to the collector under § 14-810 of this subtitle;

(ii) interest and penalties on the taxes; and

(iii) expenses incurred in making the sale.

(2) THE COLLECTOR SHALL ESTABLISH A MINIMUM BID FOR ABANDONED PROPERTY SOLD UNDER THIS SUBSECTION.

[(2)] (3) The person responsible for the taxes prior to the sale shall remain liable to the collector for the difference between the amount received in the tax sale under this section and the taxes, interest, penalties, and expenses remaining after the sale.

[(3)] (4) The balance remaining after the tax sale shall be included in the amount necessary to redeem the property under § 14-828 of this subtitle.

[(4)] (5) In a proceeding to foreclose the right of redemption under this subtitle, the complaint shall request a judgment for the city in the amount of the balance [otherwise due under this section].